



# BLOCK D

845 15<sup>TH</sup> STREET | DOWNTOWN SAN DIEGO

LEED PLATINUM CERTIFIED | 2019 ORCHID FOR ARCHITECTURE AWARD WINNER

WHERE  
EFFICIENCY & SUSTAINABILITY  
**COLLIDE**  
WITH  
ART & CULTURE



## DISCOVER BLOCK D



STATE-OF-THE-ART CONSTRUCTION  
ENFORCES ESG FRAMEWORK HELPING  
TENANTS SAVE MONEY, INCREASE  
VISIBILITY, ATTRACT TALENT AND  
ENHANCE PRODUCTIVITY



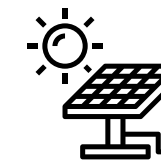
ONE OF DOWNTOWN SAN DIEGO'S  
NEWEST OFFICE PROJECT'S

**YOUR NAME HERE**

BUILDING TOP SIGNAGE AVAILABLE  
(VISIBLE TO 22,000+ CARS PER DAY)



IN THE HEART OF EAST  
VILLAGE, SAN DIEGO'S  
CREATIVE TALENT HUB



SOLAR PANELS +  
BRAND NEW HVAC  
AND BUILDING  
SYSTEMS

**= COST SAVINGS!**



# LEED PLATINUM CERTIFIED BUILDING & WHY THAT MATTERS

- IMPROVED AIR QUALITY INCREASES PRODUCTIVITY
- WATER EFFICIENCY REDUCES USAGE AND WASTE
- SOLAR PANELS REDUCE ENERGY BILLS
- CROSS BREEZE ALLOWS FOR REDUCED HVAC USAGE
- NATURAL LIGHT REDUCES ELECTRICITY USAGE



## PRESERVING NATURE IN AN URBAN OASIS



- FLOOR TO CEILING GLASS OFFERS MAXIMUM NATURAL DAYLIGHT
- ROLL UP DOORS & OPERABLE WINDOWS BRING FRESH AIR AND CROSS VENTILATION THROUGHOUT
- INDOOR/OUTDOOR CONNECTIVITY ENHANCES WELL-BEING



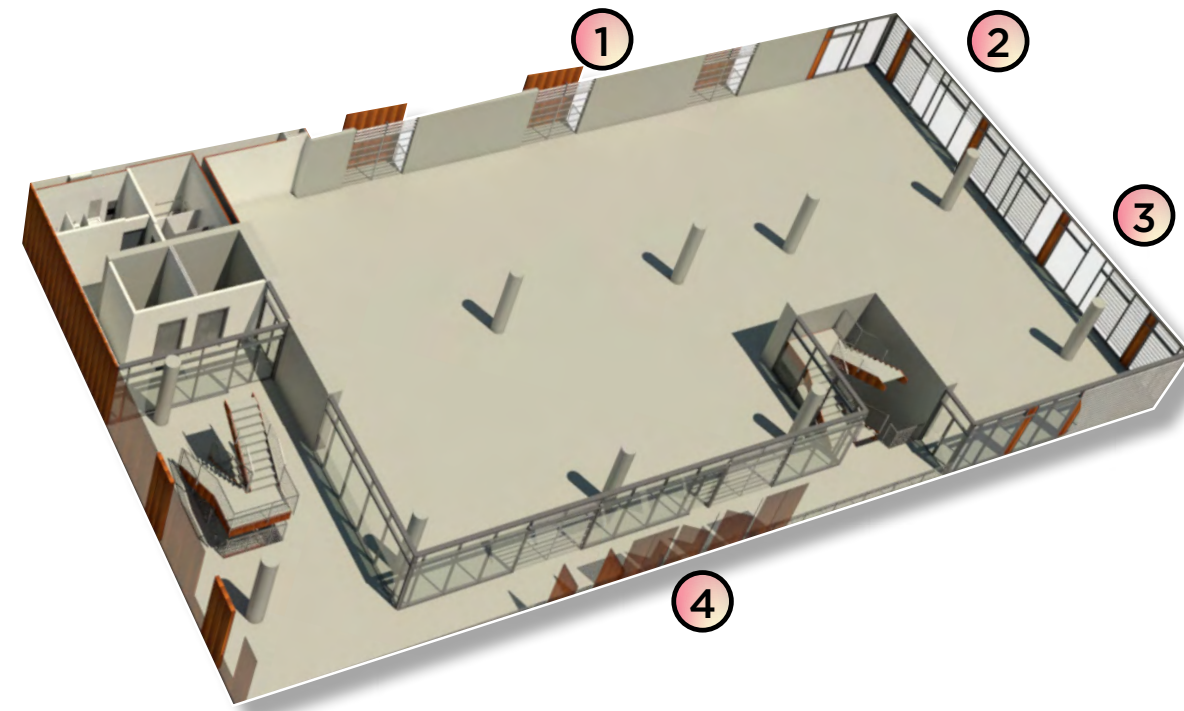
# THE FULL FLOOR TENANT EXPERIENCE

ENTIRE 6TH FLOOR PENTHOUSE | 10,201 RSF  
AVAILABLE NOW



# PENTHOUSE PERKS

AS-BUILT PLAN | SHELL CONDITION READY FOR CUSTOM  
TENANT IMPROVEMENTS



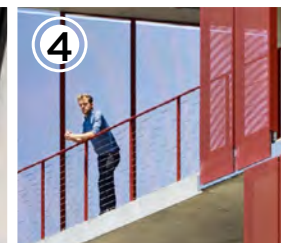
ROLL UP DOORS



FLOOR TO CEILING GLASS



OPERABLE WINDOWS

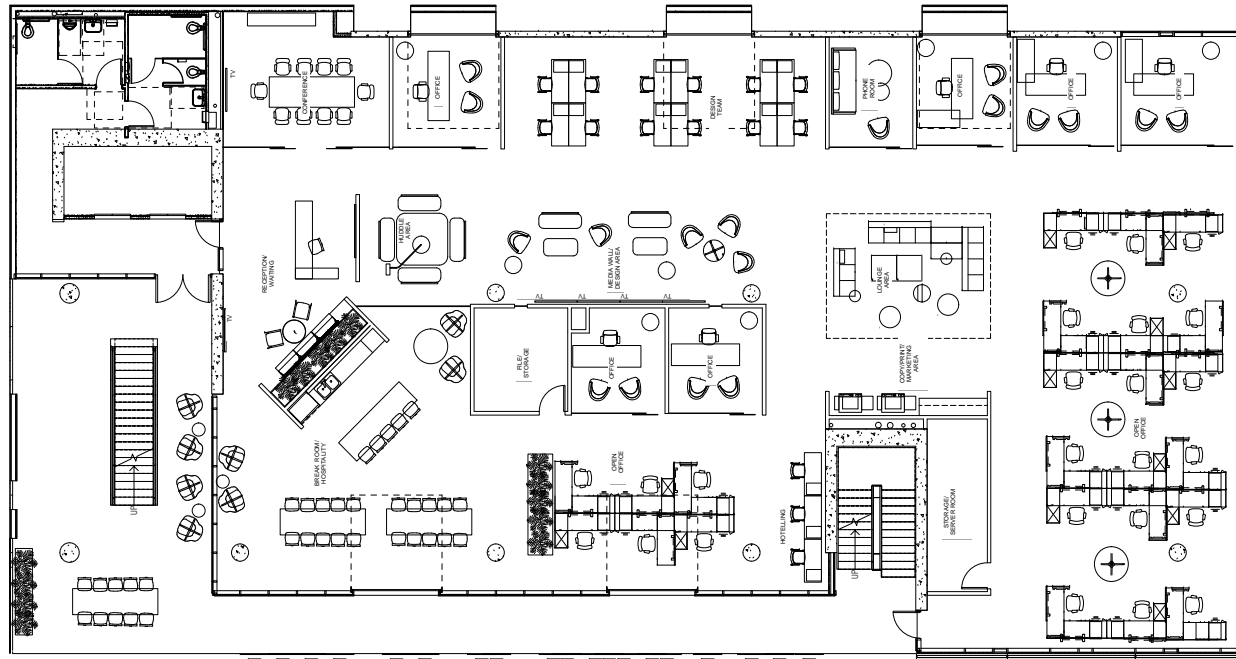


MULTIPLE BALCONIES & PATIOS



# THE PENTHOUSE | 10,201 RSF

ENTIRE 6TH FLOOR | 10,201 RSF  
HYPOTHETICAL FLOOR PLAN



## AT YOUR DOOR

### PROJECT PERKS & ON-SITE AMENITIES



**BLACK MARKET BAKERY**  
SERVING COFFEE BREAKFAST & LUNCH

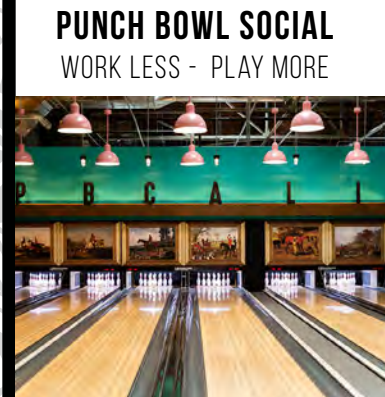


**DOG FRIENDLY PROJECT**  
BRING YOUR DOG TO WORK!



**TAILORED HAIR FOR MEN**  
HAIR SALON

### NEARBY AMENITIES



**PUNCH BOWL SOCIAL**  
WORK LESS - PLAY MORE



**AMPLIFIED ALE WORKS**  
BEER AND GOOD TIMES

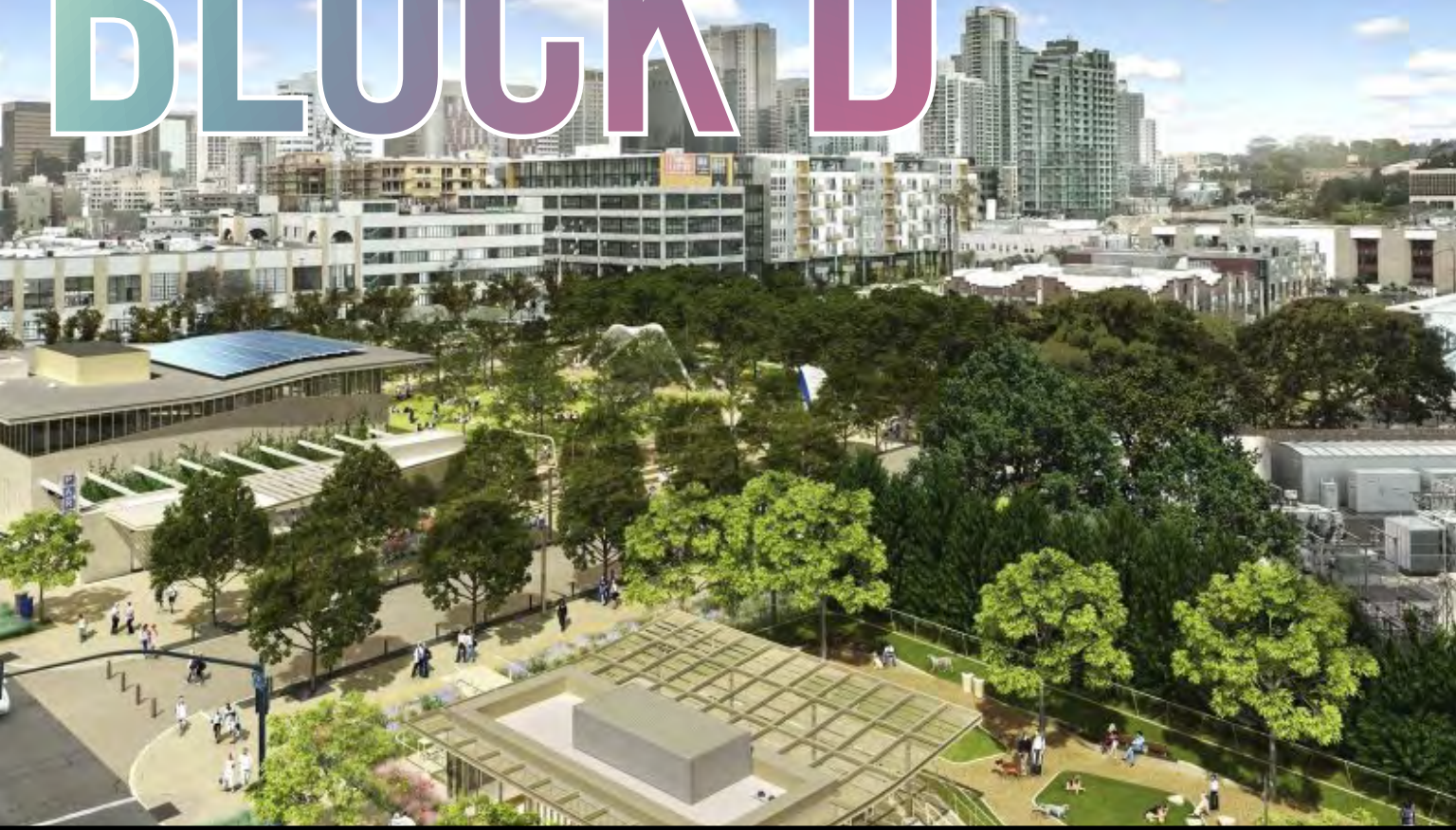


**EAST VILLAGE GREEN**  
FUTURE PARK





# GET OUTSIDE BLOCK D



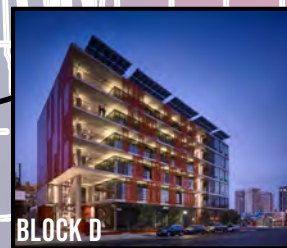
**EAST VILLAGE GREEN, A 4.1-ACRE URBAN PARK THAT WILL MEET THE RECREATIONAL, CULTURAL, AND SOCIAL NEEDS OF THE GROWING COMMUNITY & BLOCK D, IS UNDER WAY!**

**OFFERING A 2 STORY COMMUNITY CENTER, CAFE & DINING OPTIONS, CHILDRENS PLAYGROUND, BARK PARK , SHADED PERFORMANCE PAVILION & MORE. EAST VILLAGE GREEN IS SURE TO BE THE PLACE FOR CREATIVE COLLISION & GATHERING.**



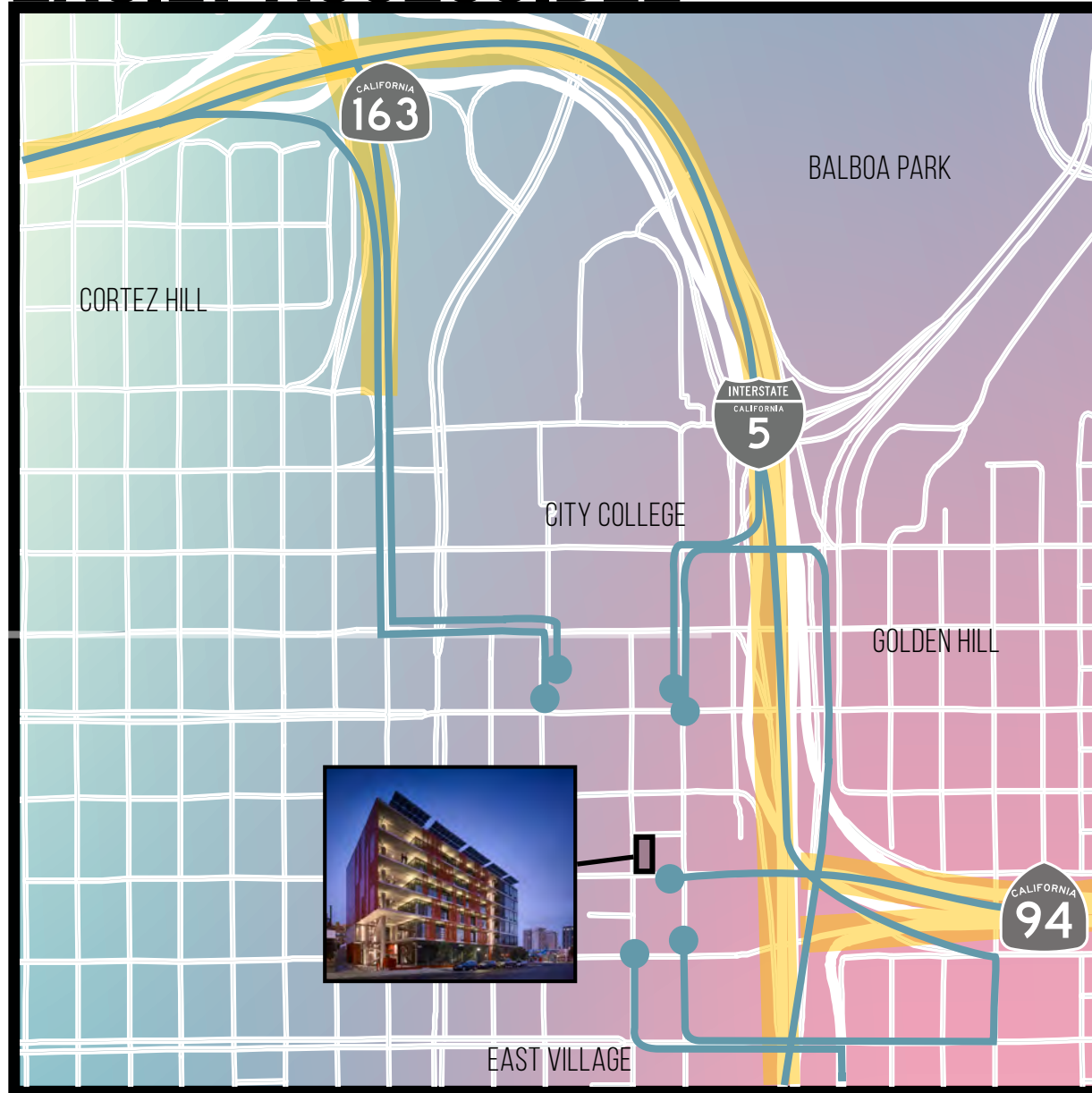
**EAST VILLAGE GREEN**

**BLOCK D**



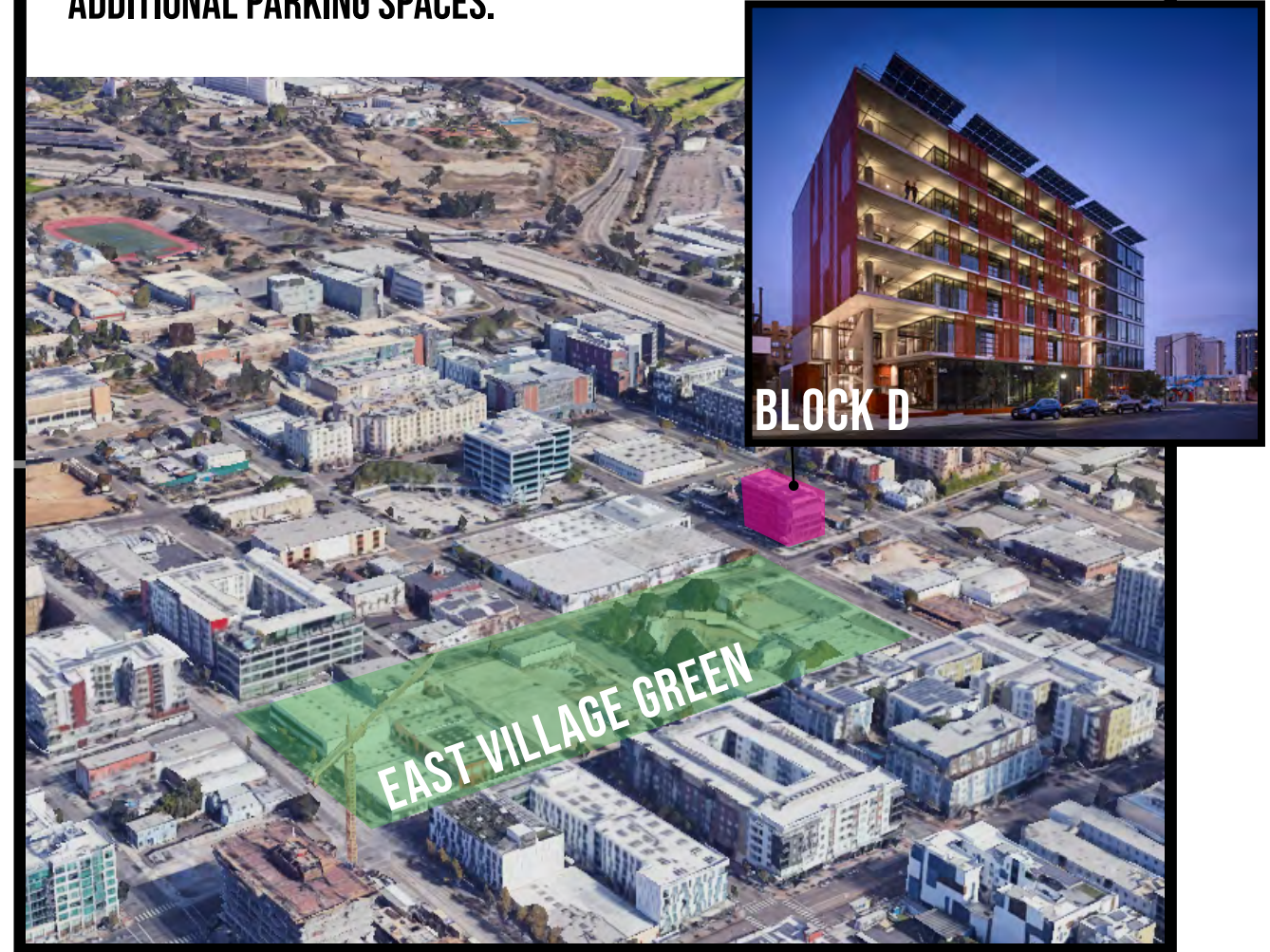


# EASILY ACCESSIBLE



# EXTENSIVE PARKING

TWO-LEVEL UNDERGROUND STRUCTURE TO BE BUILT IN THE EAST VILLAGE GREEN, LOCATED BETWEEN 15TH, G, 13TH & F STREETS WILL OFFER 185 ADDITIONAL PARKING SPACES.







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**DEREK HULSE**

858.334.4005

[DEREK.HULSE@CUSHWAKE.COM](mailto:DEREK.HULSE@CUSHWAKE.COM)

CA LIC #01740180

**MORGAN RENO**

858.558.5603

[MORGAN.RENO@CUSHWAKE.COM](mailto:MORGAN.RENO@CUSHWAKE.COM)

CA LIC #02030032



**CUSHMAN &  
WAKEFIELD**